

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
April 4, 2022**

The April 4, 2022 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Board Secretary Christopher Nicola called the Roll: Joseph Steiner, Thomas Ucko, Elizabeth Newell, David Mollin, Ayman Maleh, Scott Loikits, first alternate Claire Toth, second alternate Diana Sajer, Third alternate Jaime Levine, fourth alternate Walter Gonzalez, Board Attorney Andrew Ball and Board Secretary Christopher Nicola were present. Attendees were informed in accordance with N.J.S.A. 10:4-10 that adequate notice of this meeting has been provided by publication in the City's officially designated newspapers and by posting at City Hall.

**IN THE MATTER OF THE AGENDA:**

Vice Chairman Joseph Steiner reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-21-2118 Christopher & Allison Maier, 143 Passaic Avenue, BLOCK 701, LOT 81**
- **Application: ZB-21-2101, Roger + Elena Matthews & Douglas + Esther McNulty, 105 & 109 Rotary Drive BLOCK 5304, LOT 13 & BLOCK 5605, LOT 1**
- **Application: ZB-21-2119, Michael & Nancy Polisin, 29 Plymouth Road, BLOCK 5101, LOT 9**

**City of Summit Zoning Board of Adjustment Meeting:**

In the matter of:

**Application: ZB-21-2118 Christopher & Allison Maier, 143 Passaic Avenue, BLOCK 701, LOT 81**

The applicant is requesting (d) – variance relief for floor area ratio with (c) – variances to construct side and rear additions. Mr. Chris Maier was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Maier's testimony. Mr. David Rosen was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Rosen's testimony. Resident Francesco Caruso asked questions regarding Mr. Rosen's testimony. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations, approved the variances requested. In addition, the Board included the following conditions:

1. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum annexed hereto as Exhibit A.

A motion of approval was made by Diana Sajer and was seconded by Claire Toth.

VOTE: YES: Thomas Ucko; Elizabeth Newell; David Mollin; Ayman Maleh; Scott Loikits; Claire Toth; Joseph Steiner

NO: None were opposed.

**Application: ZB-21-2101, Roger + Elena Matthews & Douglas + Esther McNulty, 105 & 109 Rotary Drive BLOCK 5304, LOT 13 & BLOCK 5605, LOT 1**

Mr. James Webber from Dempsey, Dempsey & Sheehan represented the applicant. The applicant is requesting minor subdivision approval with (d) – variance relief for floor area ratio. Mr. Roger Matthews was sworn in by

Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Matthews' testimony. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations, approved the variances requested. In addition, the Board included the following conditions:

1. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum annexed hereto as Exhibit A.

A motion of approval was made by Elizabeth Newell and was seconded by Scott Loikits.

VOTE: YES: Thomas Ucko; Elizabeth Newell; David Mollin; Ayman Maleh; Scott Loikits; Claire Toth; Joseph Steiner

NO: None were opposed.

**Application: ZB-21-2119, Michael & Nancy Polisin, 29 Plymouth Road, BLOCK 5101, LOT 9**

The applicant is requesting (d) – variance relief for floor area ratio with (c) – variances to construct a rear addition. Dr. Michael Polisin was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Dr. Polisin's testimony. MrDavid Rosen was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Rosen's testimony. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting.

A motion to carry this application to the June 20, 2022 hearing was made by Scott Loikits and was seconded by Mr. Ucko. All were in favor, and none were opposed.

**The Board memorialized the following Resolutions:**

- 22 Badeau Avenue
- 25 Ascot Way
- 5 14 Winchester Road

**The Board memorialized Minutes from:**

- February 23, 2022
- March 7, 2022

The meeting concluded at 9:45 p.m.

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Steven Spurr  
Chairman  
City of Summit  
Zoning Board of Adjustment

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Christopher Nicola  
Board Secretary  
City of Summit  
Zoning Board of Adjustment